

1st April 2022

**To: The Chairman and Members of
South East Area Committee**

Meeting: 9th May 2022

Item No.

With reference to the proposed disposal of the Council's freehold interest in the property known as 150 Sundrive Road, (front portion), Crumlin, Dublin 12

Under Indenture of Lease dated 6th December 1940 a site known as 150 Sundrive Road, Crumlin, Dublin 12 and shown outlined on Map Index 9191, was granted by Dublin City Council to James J. Costello for a term of 150 years from 29th September 1939 and subject to a rent of €44.44 (£35.00) per annum.

Following several assignments over the years, the lease was split in two and held by different parties with the lease rent apportioned equally. The front portion of the leased area (known as Get Fresh shop and retaining the address 150 Sundrive Road), shown outlined on Map Index SM2022-0145, was assigned to Kevin Good and Aileen Good by assignment dated 24th February 2003. They have now applied to Dublin City Council to acquire the Council's fee simple interest in the property contained in the 2003 assignment.

The Law Department has confirmed that the lessees have a statutory entitlement to purchase the fee simple in accordance with the Landlord and Tenant (Ground Rents) Act 1978. Accordingly is it proposed to dispose of the Council's fee simple interest in the front portion of the leased property known as Get Fresh Shop, 150 Sundrive Road, Crumlin, Dublin 12 to Kevin Good and Aileen Good subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple Interest in the property as outlined in red on attached Map Index No. SM2022-0145.
2. That the property is currently held by way of Indenture of Lease made between the Right Honourable the Lord Mayor, Alderman & Burgesses of Dublin and James J. Costello for a term of 150 years from 29th September 1939 and subject rent of €44.44 (£35.00).
3. That Kevin & Aileen Good acquired the lease for the subject site by Deed of Assignment dated 24th February 2003.
4. That the disposal price for the City Council's interest shall be the sum of €4,500 (four thousand and five hundred euro), plus VAT if applicable.
5. That the applicant is statutorily entitled to purchase the Fee Simple Interest and shall be prepared to pay all rent, rates and charges outstanding up to and including the date of sale.
6. That the applicant shall pay the City Council's Valuer's fees of €800, plus VAT, and legal costs of transfer plus VAT.

Paul Clegg

Executive Manager